

# EVERETT CITY COUNCIL AGENDA ITEM COVER SHEET

Request for Proposals  
2016-071 for General  
Contractor/Construction  
Management Services for the  
Service Center Redevelopment  
Project

Briefing  
Proposed Action  
Consent  
Action  
First Reading  
Second Reading  
Third Reading  
Public Hearing  
Budget Advisory

COUNCIL BILL #	
Originating Department	Public Works
Contact Person	Dave Davis
Phone Number	425-257-8913
FOR AGENDA OF	Oct. 5, 2016

Initialed by:  
Department Head  
CAA  
Council President

down

<b><u>Location</u></b>	<b><u>Preceding Action</u></b>	<b><u>Attachments</u></b>	<b><u>Department(s) Approval</u></b>
Pacific Avenue & Cedar Street	Project Briefing August 31, 2016	Request For Proposals Advertisement	Public Works
Amount Budgeted	\$55,900,000		
Expenditure Required	\$55,900,000	Account Number(s):	
Budget Remaining	\$55,900,000	Public Works – Fund 401	
Additional Required	\$0		

The Service Center Redevelopment Project meets the criteria established in RCW 39.10.340 for use of the General Contractor/Construction Manager (GC/CM) procedure. The Request for Proposals (RFP) will start the GC/CM selection process. The anticipated date for the final selection of the GC/CM is January 2, 2016.

The RFP will be advertised in the Everett Herald and the Daily Journal of Commerce.

Maximum Allowable Construction Cost	\$47,000,000
Percent Fee and Specified General Conditions	\$ 3,700,000
<u>Sales Tax</u>	<u>\$ 4,700,000</u>
Total Contract Cost	\$55,400,000
<u>Preconstruction Services</u>	<u>\$ 500,000</u>
Total GC/CM Cost	\$55,900,000

Authorize the advertisement of a Request for Proposals 2016-071 for General Contractor/Construction Management services for the Service Center Redevelopment Project.

**City of Everett**  
**Request for Proposals 2016-071**  
for

**General Contractor/Construction Management (GC/CM) Services for  
Service Center Redevelopment Project**

Proposal Submittal Deadline by: (TBD) at 2:00 pm

The City of Everett is soliciting proposals from firms to provide General Contractor/Construction Management (GC/CM) services for the redevelopment of the City's Service Center site.

The alternate public works contracting procedure authorized in state law (RCW 39.10.210 and 39.10.340 through 39.10.410) will be utilized for this Project. Firms with previous general contracting and construction management experience or experience using a similar CM/GM or GMP format are encouraged to submit proposals.

The City will select a GC/CM for this Project using the three step selection process as described in the Request for Proposals (RFP). Upon selection, the contractor will provide construction management services during both a preconstruction period and during construction, and will act as the general contractor during construction.

The estimated Maximum Allowable Construction Cost (MACC) for the Project is \$47,000,000

**Obtaining the RFP:** Free-of-charge access to the Request for Proposal 2016-071 is provided by going to [www.bxwa.com](http://www.bxwa.com) and clicking on "Posted Projects", "Public Works", and "City of Everett". This online plan room provides Proposers with fully usable online documents with the ability to: download, view or print. It is recommended that Proposers "Register" in order to receive automatic e-mail notification of future addenda and to place themselves on the "Self-Registered Bidders List". Proposers that do not register will not be automatically notified of addenda and will need to periodically check the on-line plan room for addenda issued on this project. Contact Builders Exchange of Washington at (425) 258-1303 should you require assistance with access or registration.

**Pre-Proposal Meeting:** Those interested in finding out more about the Project, the GC/CM selection and contracting process in the State of Washington, and potentially responding to the RFP, are encouraged to attend a Pre-Proposal Meeting and site tour to be held at 3200 Cedar St, Everett, WA 98201 beginning at 10:00 AM (Pacific Time) on (TBD). Both contractors and subcontractors are encouraged to attend.

**Questions:** All questions regarding this RFP should be addressed in writing by email to Clark Langstraat, RFP Coordinator, at [clangstraat@everettwa.gov](mailto:clangstraat@everettwa.gov).

**Submission Deadline:** All proposals must be received by the City Clerk at 2930 Wetmore Avenue, 1st Floor, Suite 1-A, Everett, WA 98201 no later than (TBD) at 2:00 pm (Pacific Time). Proposals received after the deadline or at any other location will not be considered. The City is not responsible for misdirected mail or failure of a delivery service to deliver the proposal by the deadline. See the RFP for more details on submission of proposals.

The City reserves the right to reject all proposals or parts of proposals as may be in the best interest of the City, and to waive immaterial irregularities in proposals submitted.

Publication date(s): To be determined

- Seattle Daily Journal of Commerce
- Everett Herald